

**Categorical Exemption Findings**  
**2512-2514 S. Centinela Ave**

The proposed project is exempt from CEQA pursuant to State CEQA Statute and Guidelines Article 19, Section 15332 (Class 32 Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Statute and Guidelines, Section 15300.2 applies. Detailed justification of the Categorical Exemption and technical studies, including Noise Study and Air Quality Impact Analysis support these findings.

The project qualifies for a Class 32 Categorical Exemption if it meets the following criteria:

**a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.**

The subject site is located within the Palms – Mar Vista Community Plan. The zoning is R3-1 and designated for Medium Residential land uses. The project is consistent with the General Plan and all applicable zoning designation and regulations.

The project is for the construction of a new 14 unit, approximately 16,847.7 square foot mixed use apartment building with one level of subterranean parking. This project is an infill development. It is renewing a blighted area and utilizes the transit oriented community ordinance to bring very low income units into the marketplace.

The proposed mixed use residential project is consistent with the general plan land use designation of Medium Residential. The subject property is located within the Palms – Mar Vista Community Plan area and complies with all policies and all applicable zoning designations and regulations.

The density of R3 allows one unit for every 800 square feet of lot area. The lot area is 5,985.7 sq.ft., which includes half of the alley area, and would allow 8 base density units. With the density bonus of 70%, this would allow 14 units. The project will provide 14%, or 2 very low income housing units. The zoning of R3-1 has a height district where the height base is set at 45 feet. With the TOC height incentive of 22 feet, the building will increase its height to 67 feet.

**b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The project site is wholly within the City of Los Angeles. The site is approximately 5,486.7 square feet, which is approximately .126 acres in size. The project site is located in an urbanized area surrounded on either side, and across the street by multifamily buildings and behind the property site's alley, by a single family residence. The properties to the north and south area similarly zoned R3-1 and the single family houses behind the alley are zoned R1-1. As such, the project meets the size and area criterion of this finding.

**c. The project site has no value as habitat for endangered, rare or threatened species.**

There are no protected trees on site. Therefore, the site does not contain or have value as habitat for endangered, rare or threatened species and is not located adjacent to any habitat for endangered, rare or threatened species.

**d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality.**

According to the LADOT, the project did not meet the threshold in terms of intensity of use to require the project to perform a traffic study.

According to the Noise Study prepared by MD Acoustics, dated July 11, 2023, impacts from the project construction noise, off-site ambient noise levels from traffic and on site operational noise would be less than significant.

According to the Air Quality study prepared by MD Acoustics, dated July 14, 2023, impacts from the project on air quality would be less than significant.

The proposed infill development would replace an existing residential land use, with new residential uses, which would not significantly differ in potential water quality effects. Existing utilities would provide water supplies and wastewater treatment services to the subject property.

**e. The site can be adequately served by all required utilities and public services.**

The project site is in an urbanized area of the City of Los Angeles and is served by LADWP. According to the LADW 2015 Urban Water Management Plan, sufficient water supplies will be available for average weather years through the Year 2040 and the forecast to supply this development are met.

Wastewater treatment is provided by the City's Department of Public Works Bureau of Sanitation and the population of people for the additional 14 units will not substantially increase demand for wastewater treatment services.